075.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	977,900 / 977,900
					USE VALUE:	977,900 / 977,900
					ASSESSED:	977,900 / 977,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWARTZ C EDWARD--ETAL
Owner 2:	SCHWARTZ PAULETTE L
Owner 3:	
Street 1:	20 ROBIN HOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1930, having primarily Vinyl Exterior and 2036 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	523,000	3,400	451,500	977,900
Total Card	0.172	523,000	3,400	451,500	977,900
Total Parcel	0.172	523,000	3,400	451,500	977,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.30 /Parcel: 480.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47247

GIS Ref

GIS Ref

Insp Date 11/07/18

!6248!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	523,000	3400	7,500.	451,500	977,900		Year end	12/23/2021
2021	101	FV	509,100	3400	7,500.	451,500	964,000		Year End Roll	12/10/2020
2020	101	FV	509,100	3400	7,500.	451,500	964,000	964,000	Year End Roll	12/18/2019
2019	101	FV	362,200	3400	7,500.	451,500	817,100	817,100	Year End Roll	1/3/2019
2018	101	FV	362,200	3400	7,500.	387,000	752,600	752,600	Year End Roll	12/20/2017
2017	101	FV	362,200	3400	7,500.	361,200	726,800	726,800	Year End Roll	1/3/2017
2016	101	FV	362,200	3400	7,500.	309,600	675,200	675,200	Year End	1/4/2016
2015	101	FV	348,700	3400	7,500.	277,400	629,500	629,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:34:41

LAST REV

Date	Time
04/30/19	14:00:38
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6248

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12489-413		7/31/1973		55,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2011	1292	Redo Bat	24,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Inspected	BS	Barbara S
10/26/2018	MEAS&NOTICE	BS	Barbara S
5/30/2012	Info Fm Prmt	BR	B Rossignol
2/9/2009	Meas/Inspect	189	PATRIOT
11/9/1999	Inspected	267	PATRIOT
10/20/1999	Measured	263	PATRIOT
7/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47247
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	4									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16571712
Const Adj.:	0.98794085
Adj $ / SQ:	161.232
Other Features:	118515
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586316
Depreciation:	63322
Depreciated Total:	522994

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

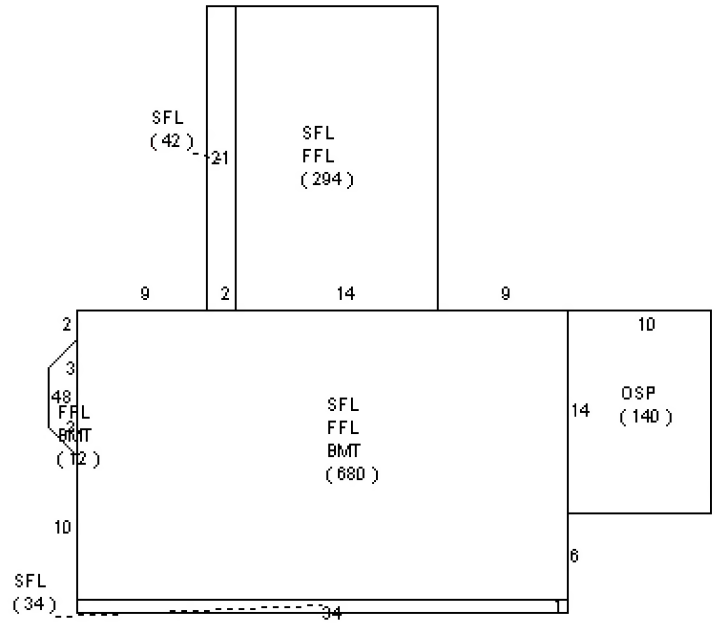
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	195.09
Special Features:	0	Val/Su Net:	182.36
Final Total:	523000	Val/Su SzAd	256.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,050	161.230	169,294
FFL	First Floor	986	161.230	158,975
BMT	Basement	692	48.370	33,472
OSP	Screen Porch	140	30.740	4,303

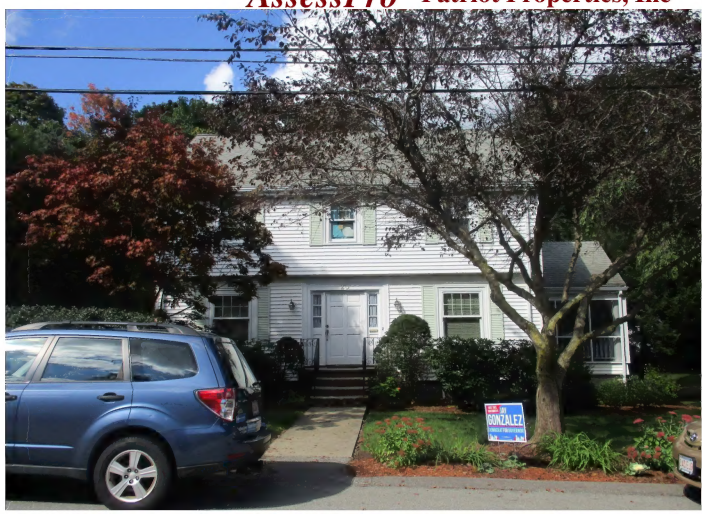
Net Sketched Area:	2,868	Total:	366,044
Size Ad	2036	Gross Area	2868	FinArea	2036
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400